

City of Hampton GENERAL LANDSCAPE PLAN NOTES

This Plan, if signed by the city of Hampton's Director of Planning or the Director's assigns, serves as the approved Landscape Planting Plan for the project and is an element of the project's Site Plan. All landscape features depicted and specified on this plan as either "new" or "existing to be retained" are landscape improvements proposed by the project Developer / Owner / Builder to satisfy provisions of city of Hampton Building and Development Code and Zoning Ordinances. After the Plan is implemented by the Developer / Owner / Builder and accepted by the city of Hampton Department of Codes Compliance, the Developer / Owner / Builder shall cause the maintenance and care necessary to establish and sustain the landscape features shown on the Plan.

Landscape Maintenance: All new landscape improvements and existing trees to be retained as shown on the approved landscape plan shall be subject to regular maintenance consisting of, but not limited to, fertilization, pruning, replacement, insect and disease control, watering, mulching, and weed control.

Green Areas: Green Areas shall consist of earth capable of sustaining plant material and providing natural percolation of water. Green Areas shall not be used to store materials, products or equipment. Where ornamental plants and/or turf grasses are to be established, topsoil or a prepared soil mixture shall be applied at depths not less than three inches for grasses, twelve inches for shrubs and eighteen inches for trees in areas where the subsoil or existing soil presents one or more of the following problems:

- a. The texture, pH, or nutrient balance of the available soil cannot be modified by reasonable means to provide an adequate growth medium for the specified plants.
- b. The soil material is too shallow to provide an adequate root zone and to supply necessary moisture and nutrients for plant growth.
- c. The soil contains substances potentially toxic to plant growth.

Otherwise, the existing soils shall be modified through the use of soil amendments (i.e. peatmoss, perlite, lime, gypsum, etc.) to provide an adequate growing medium.

Topsoil or prepared soil mixtures shall be friable and loamy. They shall be free of debris, trash, stumps, rocks, roots, noxious weeds, and substances potentially toxic to plants.

All topsoil and prepared soil mixtures shall meet or exceed the following minimum criteria:

- a. **SOIL SOLIDS shall consist of 40 percent sand, 40 percent silt, 10 percent clay, and 10 percent organic matter.**
- b. pH LEVEL shall be adjusted as necessary to match the specific pH needs of the proposed plants.
- c. SOLUBLE SALTS shall not exceed 500 ppm.

Title Block to include:

- Project name, address and Site Plan #
- Designer name, address and phone number
- Date of proposed plan (include revision dates)

Plan sheet (24" x 36" max.) to include:

- Property owner name, address and phone number
- Developer name, address and phone number
- North arrow
- Graphic scale
- Project limits
- Existing and proposed above ground and under ground utilities
- Easements
- Location, name and size of existing trees / shrubs to be removed and retained. Where plants occur in mass, the canopy drip line and a general description of plant types and sizes is sufficient information. Label these areas "Tree Save Areas"
- Proposed site layout as depicted on the Site Plan (e.g. footprint of buildings and structures, pavement, fences, site light poles, signs, stormwater facilities, property lines, water features etc.)
- Limits of disturbance
- proposed grade alterations
- Curbs and retaining walls
- Location of proposed trees / shrubs / groundcovers labeling plant names and quantities
- limits of proposed turf areas and bed lines
- Plant List for new plants to include the botanical and common names, sizes at planting (i.e. height, spread and caliper), condition of plant (i.e. containerized or balled and burlapped, tree-form or shrub-form, multi-stem or standard), size of containers if containerized, spacing between plants if not indicated on the plan, code key or legend of codes or symbols are used.
- Plant List for existing trees to be retained to include botanical and common names, quantities and caliper sizes.

- Location, name and description of non-plant landscape improvements (e.g. mulch material, decorative stones / boulders, art work, site furniture, etc.) when proposed.
- Identify areas to be irrigated when irrigation is required.
- Areas to receive sod when sod is required.
- City of Hampton General Landscape Plan Notes
- Director of Planning signature line for plan approval (include line for date of signature)
- Detail plan and section views as necessary to convey design and implementation intent.

Last update: 10/01/03